



MEMORANDUM

DATE: May 5, 2011

TO: Bellevue Planning Commission

FROM: Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: May 11, 2011, Public Hearing on 2011 Annual Comprehensive Plan
Amendment Threshold Review and Site-specific Geographic Scoping

- Ren-Fu 11-102908 AC

On May 11, 2011, the Planning Commission is scheduled to hold a public hearing to consider the 2011 Ren-Fu application for CPA under Threshold Review. The Planning Commission is asked to recommend by motion whether the application should be initiated for Comprehensive Plan amendment under LUC 20.30I.140, and the Commission is also asked to recommend the proposal's geographic scope under LUC 20.30I.130.A.1.a.ii.

Sample motion language (for reference): I move to recommend *initiation/no further consideration* of the Ren-Fu CPA application for the 2011 Annual Comprehensive Plan amendment process, and to *expanded/not expanded* the geographic scoping of the proposal [to include the *named* properties].

ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS

The city's annual Comprehensive Plan amendment process consists of two steps. Each involves examination of decision criteria and a Planning Commission public hearing and recommendation, followed by City Council action. The purpose of Threshold Review is to evaluate what proposals should be included in the City's annual CPA work program, considering the appropriateness of the proposal, other planning efforts, and the City's capacity to consider the proposal. Final Review then evaluates the merits of each application included in the work program. The four steps of the annual CPA process consist of:

Threshold Review

1. Planning Commission study sessions and public hearings to recommend whether proposals should be included in the annual Comprehensive Plan amendment work program (*current step*)
2. City Council action on Planning Commission recommendations to establish the annual work program (spring)

Final Review

3. Planning Commission study sessions and public hearings to consider and recommend on proposed Comprehensive Plan amendments (summer-fall)
4. City Council action on Planning Commission recommendations to adopt amendments (fall)

THRESHOLD REVIEW OF REN-FU PROPOSAL

The Threshold Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.140. Based on the criteria, the Department of Planning and Community Development recommends that the Ren-Fu application **not be** included in the 2011 annual CPA work program. The recommendation is discussed in the Staff Report included in Attachment A. If the Ren-Fu proposal were included in the annual work program, staff then would recommend no expansion of the geographic scope of the proposal.

Staff Recommendation Summary

CPA Application	Description of Applicant Proposal <i>Subarea</i>	Attachment Staff recommendation <i>Geographic scoping</i>
Ren-Fu <i>11 102908 AC</i>	Map change of 0.48 acres from Single Family-High (SF-H) to Multifamily-Medium (MF-M) 1112 and 1114 Bellevue Way SE <i>Southwest Bellevue</i>	Attachment A Do not include <i>Do not expand geographic scope</i>

For the Ren-Fu CPA the applicant has reacted to the staff recommendation by working directly with other property owners to propose to the Planning Commission a larger area for Comprehensive Plan amendment. This essentially uses the expansion of the geographic scope Threshold Review Decision Criterion to pose the question of including appropriate, similarly-situated property in a manner not previously considered by staff. See Attachment B.

If the Commission were to consider an expanded geographic scope of the proposal to include the additional properties identified by the applicant, then an additional hearing should be scheduled that is noticed to identify the broader area of the proposal and based on a larger notice area. It would be important for surrounding property owners to understand the scope of the proposal being considered and have an opportunity to comment before the Commission makes its recommendation. If the Commission maintains the original proposal as the appropriate geographic scope, an additional hearing is not necessary.

PUBLIC NOTICE AND COMMENT

The application was introduced to the Planning Commission during study session on April 13, 2011. Notice of the Application was published in the Weekly Permit Bulletin on March 17, 2011, and mailed and posted as required by LUC 20.35.420. Notice of the May 11, 2011, Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on April 21, 2011 and included notice sent to parties of record.

Public comments that have been received to date are included in Attachment A.

ATTACHMENTS

Attachment A contains the staff report recommendation, any written public comments that have been received to date, a vicinity map, and the applicant's application materials.

- A. Ren-Fu CPA materials
- B. May 3, 2011 Ren-Fu proposed expansion of geographic scope of the application
- C. Threshold Review Decision Criteria (LUC 20.30I.140) and Consideration of Geographic Scoping (LUC 20.30I.130.A.1.a.ii)

Attachment A

2011 Annual Threshold Review Recommendation and Consideration of Geographic Scoping Site-Specific Amendment

Ren-Fu

Staff recommendation: Recommend that the City Council **not include** the Ren-Fu CPA into the 2011 annual CPA work program.

Permit Number: 11-102908 AC
Subarea: Southwest Bellevue
Address: 1112 and 1114 Bellevue Way SE
(Total of three parcels)
Applicants: Jinxiang Ren and Gubin Wie, Lily Fu

PROPOSAL

This application would amend the map designation on the total three-parcel, 0.48-acre site from SF-H (Single Family-High) to MF-M (Multifamily-Medium). See Attachment 1 for a map.

At its April 13, 2011, study session the Planning Commission considered whether to expand the geographic scope of the application proposal. The Commission concluded that the original application is sufficient.

REVIEW OF STAFF RECOMMENDATION

Staff recommends not including this Comprehensive Plan amendment application in the 2011 work program because it does not address significantly changed conditions and it would likely be found inconsistent with current general policies for infill redevelopment.

Multifamily in R-10 and R-15 zoned developments is typical along the east side of Bellevue Way from 112th Avenue north to Downtown Bellevue, with the exception of Neighborhood Business and Professional Office commercial uses at SE 16th Street, and Office just south of Downtown. The R-10 and R-15 zoning has generally produced townhouse-style developments.

The west side of Bellevue Way in the vicinity of the subject site is zoned for single family development, although it includes First Baptist Church, Bellevue Church of Christ, Pilgrim Lutheran Church, and the Bellevue Nursery.

The Ren-Fu properties gain access from Bellevue Way on an “undivided-interest” driveway shared with other property between them and the street. The properties between Ren-Fu and Bellevue Way are designated Multifamily-Low and Multifamily-Medium. Two of these properties are developed with fourplexes (8 units total) built in 1959. A single house occupies the third parcel.

The single family properties to the north and east have access to the east from 108th Avenue (rather than Bellevue Way) and are part of a cohesive single family neighborhood. The property to the south is already designated for multifamily development and extends from Bellevue Way east past the Ren-Fu site.

A topographic rise helps to separate the developments along Bellevue Way and the single family neighborhoods to the east. Platting patterns to the north and east of Ren-Fu are distinctly different from those along Bellevue Way.

The condition and suitability of the subject property for higher density redevelopment because of its location to Bellevue Way and to nearby multifamily-designated property is not a significantly changed condition implying a need to amend the Comprehensive Plan.

High-quality redevelopment is expected in Bellevue Way corridor revitalization efforts. However, this outcome is anticipated by corridor redevelopment policy and is not a significantly changed condition implying a need to amend the Comprehensive Plan.

The Southwest Bellevue Subarea Plan guides redevelopment in this corridor by specifying the location of land uses in the Bellevue Way SE corridor in order to lend stability to development expectations for this important city corridor. Single family exists south of the Triangle Pool at about SE 19th St. Multifamily exists north of SE 8th Street. In between these areas the Subarea Plan identifies an established mix of single family, multifamily, professional office and neighborhood business in recognition of these sites' actual and longtime uses.

BACKGROUND

The site is currently three separate lots with houses on two of the lots. The third lot to the east is an unoccupied tract. If the CPA is adopted, the site could be rezoned to allow redevelopment at up to twenty units per acre (R-20). The current R-4 zoning allows density up to 4 units per acre.

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should not be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

The appropriate land use designation on a specific site is a matter appropriately addressed through amendment of the Comprehensive Plan.

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

The three-year limitation does not apply to this proposal to amend the site designation. The site has not been examined since the 1996 version of the Southwest Bellevue Subarea Plan (formerly South Bellevue) was adopted.

- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and

This proposal raises land use issues that are appropriately addressed through the annual CPA process and not some other ongoing work program.

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

The application can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.

- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

Significantly changed conditions. Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and

The proposed amendment does not address significantly changed conditions on the subject property or its surrounding area.

The applicant notes conditions and suitability of the subject sites—their distinct physical relationship to other property between them and Bellevue Way, the suitability of the sites to serve land use revitalization goals by providing a means to minimize conflicts between zoning and existing land use, the benefits of economies of development scale accentuated by a distinctive boundary between single family and multifamily uses, and efficient transportation connections due to proximity to Bellevue Way.

These may be desirable, but do not rise to the level of significance sufficient to meet the criterion. The condition and suitability of the subject property for higher density redevelopment because of its location is not a consequence unanticipated by the

Comprehensive Plan. Neither is it the result of changes to the properties in surrounding areas; and is not the result of changes to the pertinent Plan map for this Subarea.

High-quality redevelopment is expected in Bellevue Way corridor revitalization efforts. However, this outcome is anticipated by corridor redevelopment policy and is thus not a significantly changed condition implying a need to amend the Comprehensive Plan.

The Southwest Bellevue Subarea Plan guides redevelopment in this corridor by specifying the location of land uses in the Bellevue Way SE corridor in order to lend stability to development expectations for this important city corridor. Single family exists south of the Triangle Pool at about SE 19th St. Multifamily exists north of SE 8th Street. In between these areas the Subarea Plan identifies an established mix of single family, multifamily, professional office and neighborhood business in recognition of these sites' actual and longtime uses. The Subarea Plan does not support changes to more intense land uses due simply to convenience in location or quality in attribute.

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

At its April 13, 2011, study session the Planning Commission considered whether to expand the geographic scope of the application proposal. The Commission concluded that the original application is sufficient.

Those properties located between Bellevue Way and Ren-Fu and that access off Bellevue Way are already designated for multifamily development.

The single family properties to the north and east have access to the east from 108th Avenue (rather than Bellevue Way) and are part of a cohesive single family neighborhood. Any expansion to the north or east, if it were considered, would need to include a number of single family homes of the same block.

The property to the south is already designated for multifamily development and extends from Bellevue Way east past the Ren-Fu site.

The topographic break that helps to separate the development along Bellevue Way and the single family neighborhood to the east, and distinctly different platting patterns to the north and east of Ren-Fu, along with the recent age of these developed or redeveloped properties, suggest there are no shared characteristics near Ren-Fu that warrant expansion of the geographic scope.

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

Staff believes the proposal will likely prove inconsistent with current general policies in the Comprehensive Plan that focus opportunities for consideration of higher residential densities in the Bellevue Way SE corridor in highly selective areas.

If the proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.

; and

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

State law, or a decision of a court or administrative agency has not directed the suggested change.

PUBLIC COMMENT

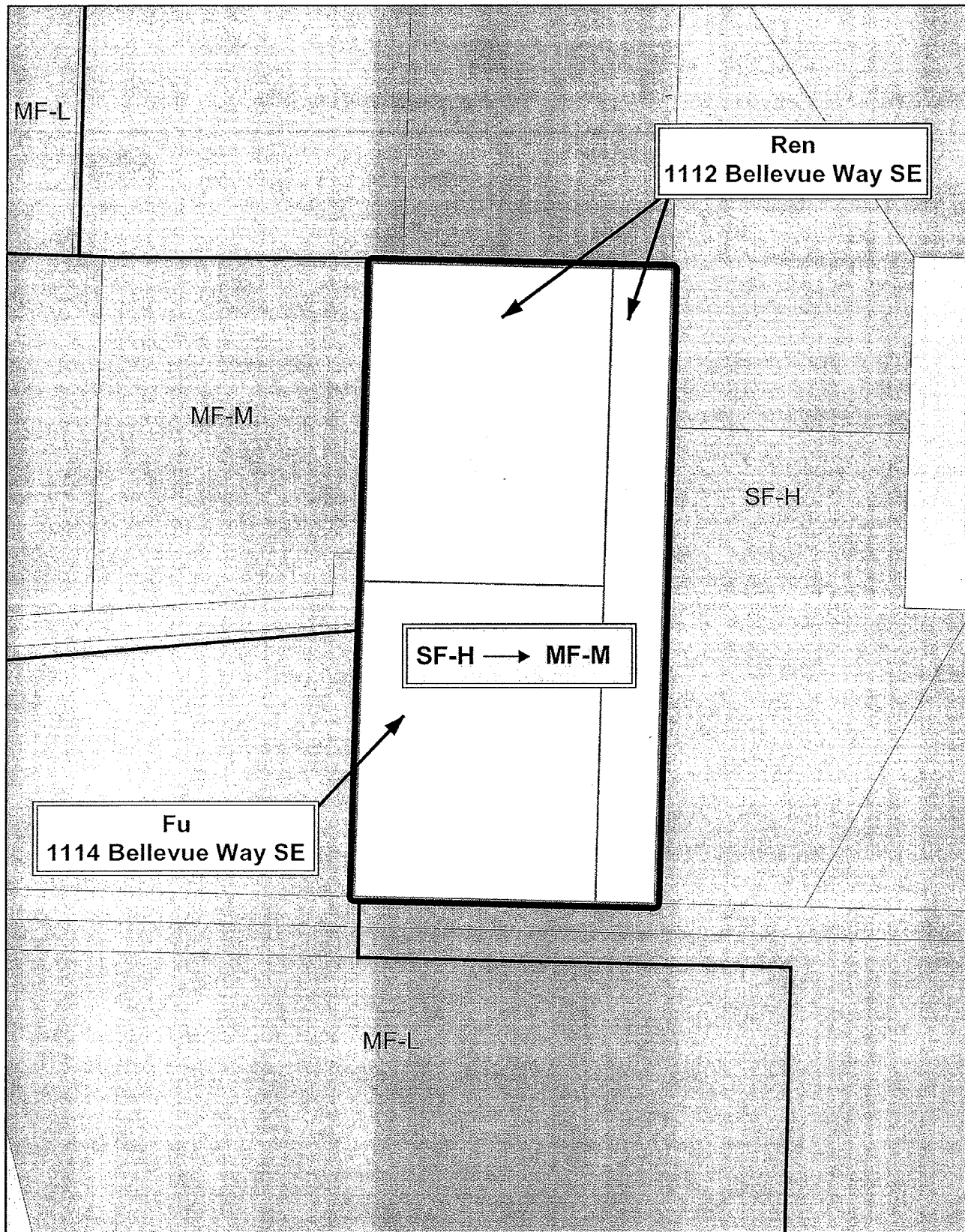
Staff spoke to or received comments from three owners of single-family property located north and east of the proposal, adjacent to the Bellevue High grounds. We also heard from residents in existing housing on the subject sites. These comments have generally been oppositional in nature, and discussed property value and rezoning impacts. See Attachment 2.

The applicant has submitted written comments in response to the staff recommendation. These comments are included in Attachment 2.

ATTACHMENTS

1. Ren-Fu site map
2. public comments

Attachment 1



March 2011



Ren/ Fu CPA
Proposed Comprehensive Plan Designations

Attachment 2

Matz, Nicholas

From: Kristin Bodiford [kabodiford@gmail.com]
Sent: Monday, March 21, 2011 11:09 AM
To: Colleen Broaddus
Cc: Matz, Nicholas; mdbroaddus; Erin Powell; Paula Bishop; Bodiford Chris
Subject: Re: Ren-Fu: Notice of Application 2011 Annual Amendments to Bellevue Comprehensive Plan

Mr Matz

Please note that we also oppose any rezoning that would increase density.

This Comprehensive plan request would have an immediate negative impact on our neighborhood and property values.

We reside at 1031 106th ave SE.

Kristin Bodiford
Area Vice President - West
Covidien Energy-based Devices
206-661-6717
Kristin.Bodiford@Covidien.com

On Mar 18, 2011, at 2:23 PM, Colleen Broaddus <cmbroaddus@gmail.com> wrote:

Dear Mr. Matz,

The Dilloos forwarded us the following correspondence regarding the proposed upzone at 1112 & 1114 Bellevue Way SE in Bellevue, and we, too, are opposed to the proposed zone change. We reside at 1007 106th Ave. SE in Bellevue.

Sincerely,

Colleen Broaddus

From: NMatz@bellevuewa.gov
To: u2magpie@q.com
Date: Thu, 17 Mar 2011 15:29:20 -0700
Subject: Ren-Fu: Notice of Application 2011 Annual Amendments to Bellevue Comprehensive Plan

Ms. Powell-

Thank you for commenting on this Comprehensive Plan Amendment (CPA) application. I have added your comments to the public record and will include these comments in the Planning

Commission's review of materials. Based on receipt of this email I have added your email address to the parties of public record for this application.

Here is the link to the guide explaining the Comprehensive Plan Amendment process in general (please select Comprehensive Plan and Amendment Procedures Guide):

http://www.bellevuewa.gov/comprehensive_plan_amendments.htm

Please follow up with any additional questions.

Nicholas Matz AICP

Senior Planner

425 452-5371

From: Erin Powell [mailto:u2magpie@q.com]
Sent: Thursday, March 17, 2011 2:17 PM
To: Matz, Nicholas; papaloo; George Dilloo; Colleen Broadus; mdbroadus
Subject: Notice of Application 2011 Annual Amendments to Bellevue Comprehensive Plan

Nicholas Matz,

I am Erin Powell Dilloo, I am asking about more information about the REN-FU, location 1112 and 1114 Bellevue Way SE; file number 11-102908 AC.

As this notice in the Weekly Permit Bulletin states, this owner is asking for a Comprehensive Plan amendment to UP ZONE from Single Family-High to Multi Family Medium. We object to this requested change to up zone the neighborhood.

I would like to talk to you about the procedures for registering objections, the time line for doing so and to address the Planning Commission.

Thank you,

Erin Powell Dilloo and George Dilloo

1015 106th Ave. SE
Bellevue, WA 98004

425-462-2624

JXR International 827 102 nd Ave SE, Bellevue, WA 98004 Phone: 206-718-7691; Fax: 206-973-8139 E-mail: JXR99INT@comcast.net		<h1 style="margin: 0;">Memo</h1>	
To:	City of Bellevue Planning Commission		
From:	Jinxiang Ren, P.E. President of JXR International	Project:	Ren-Fu CPA (Bellevue Way SE 1112-1114)
CC:	Nicholas Matz, Senior Planner and Paul Ingrham, Comprehensive Planning Manager		
Date:	April 20, 2011	Job No:	2011-1-14

RE: Written Comments on Ren-Fu CPA to the Commission

My name is Jinxiang Ren, both an owner of Bellevue Way SE 1112 and an owner's agent representing Bellevue Way SE 1114 on the Ren-Fu Comprehensive Plan Amendment (CPA). I've been a Bellevue citizen since 2002 and currently I work as a president of JXR International in Bellevue, providing professional consulting services for land use and transportation planning nationally and internationally.

Regarding that the City of Bellevue planning staff may not recommend advancement for further review in the Ren-Fu (Bellevue Way SE 1112-1114) CPA process, I have written the following comments to the Commission.

It is our finding that there exist obvious technical errors in the pertinent three planning policies in the "1996 Southwest Subarea Plan", which need to be modified to properly treat Ren-Fu properties (1112-1114 Bellevue Way SE) with respect to rezoning and redevelopment.

City Land Use Code 20.301.150 Final Review Decision Criteria states "The Planning Commission may recommend and the City Council may adopt or adopt with modifications an amendment to the Comprehensive Plan if: A. There exists obvious technical error in the pertinent Comprehensive Plan provision." Following are specific comments to the respective three policies:

Policy S-SW-5. Residential development up to 15 units per acre (R-15) is appropriate on the land designated Multifamily-Medium (MF-M) at 1108 and 1110 Bellevue Way S.E.

Comment on Policy S-SW-5:

The Ren-Fu 1112-1114 Bellevue Way SE properties are situated in the same block as 1108 and 1110 Bellevue Way SE, sharing the same one-lane driveway and similar residential characteristics along Bellevue Way SE; therefore, not amending the Ren-Fu single-family residential development to Multifamily R-15 is considered discriminatory in nature.

It is concluded that there is a technical error by overlooking the Ren-Fu properties in Policy S-SW-5.

Policy S-SW-28. Encourage the development of consolidated access points to minimize conflict with through traffic as properties along the east side of Bellevue Way S.E. redevelop to multifamily residential use.

Comment on Policy S-SW-28:

While it complies with Policy S-SW-28 that the Ren-Fu 1112-1114 Bellevue Way SE share the same consolidated access points with 1108, 1110 and 1124 Bellevue Way SE (three other parcels), there is only one-lane narrow driveway to access Bellevue Way SE.

According to Institute of Transportation Engineers Trip Generation Manual, a PM peak hour vehicular trip generation rate is 1.01 trips per hour per single-family dwelling unit (SFDU) and 0.63 trips per hour per multi-family dwelling unit (MFDU). The current zoning in this neighborhood block will potentially generate $12 \text{ MFDU} * 0.63 + 2 * \text{SFDU} 1.01 * 2 = 10$ PM peak hour vehicular trips, which are using this one-lane driveway to access to/from Bellevue Way heavy through traffic.

There is a serious safety concern for the residents sharing this narrow driveway under the current PM rush hour condition because an accident could happen with the current number of PM peak hour trips using one-lane driveway to access Bellevue Way. Therefore, it's imminent to widen this consolidated access driveway with the multifamily redevelopment within this neighborhood block.

However, it is contradicting Policy S-SW-28 by not advancing further review of the Ren-Fu CPA process because instead of encouraging it is actually discouraging "the development of consolidated access points to minimize conflict with through traffic as properties along the east side of Bellevue Way S.E. redevelop to multifamily residential use."

Policy S-SW-36. Encourage the design of new multifamily and commercial development along Bellevue Way to be compatible with the residential setting.

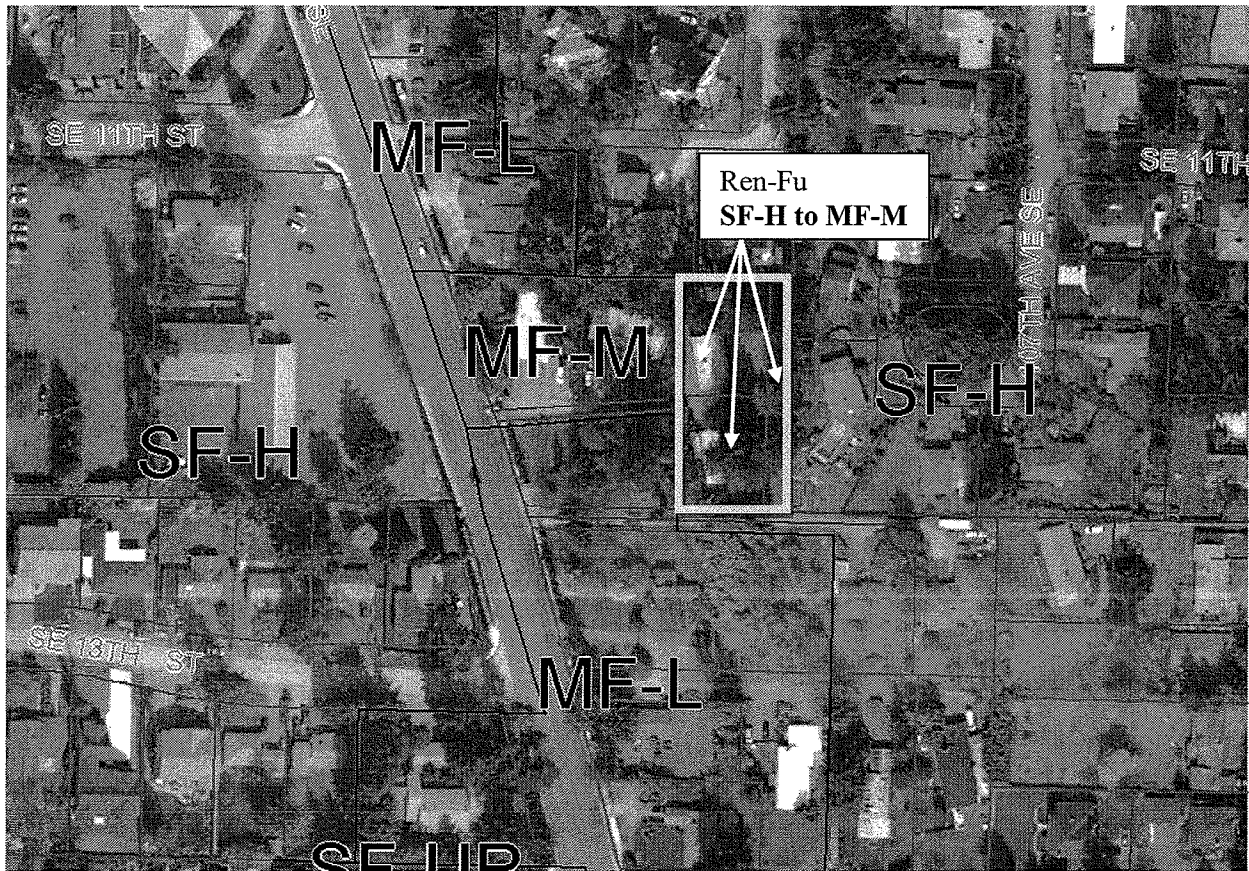
Comment on Policy S-SW-36:

The Ren-Fu 1112-1114 Bellevue Way SE property addresses show that they are definitely along Bellevue Way; but if not zoned for medium- or high-density multifamily development, the Ren-Fu 1112-1114 current Single-Family R-4 zoning is not compatible with the residential setting of the design of new multifamily development.

Not advancing the Ren-Fu (1112-1114 Bellevue Way SE) CPA review process, it is considered a technical error because the City is discouraging "the design of new multifamily and commercial development along Bellevue Way to be compatible with the residential setting."

Above all, from the perspectives of land use, transportation and urban design policies stated in the "1996 Southwest Bellevue Subarea Plan", there are obvious errors in the above-mentioned three planning policies provided that the Ren-Fu (1112-1114 Bellevue Way SE) CPA process is not recommended for advancement for further review.

Vicinity map



Ren-Fu CPA
1112-1114 Bellevue Way SE
Location map
2-23-11

Application



Department of Planning & Community Development
425-452-6800 www.bellevuewa.gov

Application for COMPREHENSIVE PLAN AMENDMENT

CPA YEAR 20__ APPLICATION DATE: <u>1-11-11</u>	TECH INITIALS <u>JB</u>	AMANDA PROJECT FILE: <u>11 102908 AC</u>
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1. Project name REN-FU CPA (Bellevue Way SE 1112-1114)
2. Applicant name JINXIANG REN & GUBIN WEI Agent name JINXIANG REN
3. Applicant address 827 102nd Ave SE Bellevue WA 98004
4. Applicant telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net
5. Agent telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net

This is a proposal to initiate a site-specific Comprehensive Plan Amendment proposal ☒ (Go to Block 1)
This is a proposal to initiate a non site-specific Comprehensive Plan Amendment proposal ☐ (Go to Block 2)

BLOCK 1

Property address and/or 10-digit King County parcel number 1112 Bellevue Way SE Bellevue, WA 98004 (0524059229) and 0524059183

Proposed amendment to change the map designation from existing SF-H to proposed MF-M

Site area (in acres or square feet) 8276 + 4200 = 12476 square feet

Subarea name Southwest Bellevue Subarea

Last date the Comprehensive Plan designation was considered 1996 SW Bellevue Subarea Plan

Current land use district (zoning) R-4

Is this a concurrent rezone application? ☒ Yes ☐ No Proposed land use district designation R-15

Go to BLOCK 3

Community Council: ☒ N/A ☐ East Bellevue

BLOCK 2

Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in strike-out/underline format. Attach additional pages as needed.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):

Last date the Comprehensive Plan policy or text was considered / /

Go to BLOCK 3



Department of Planning & Community Development
425-452-6800 www.bellevuewa.gov

Application for
COMPREHENSIVE PLAN AMENDMENT

CPA YEAR 20_____ APPLICATION DATE: <u>1.11.11</u>	TECH INITIALS <u>JS</u>	AMANDA PROJECT FILE: <u>11 102909 LQ</u>
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1. Project name REN-FU CPA (Bellevue Way SE 1112-1114)
2. Applicant name LILY FU Agent name JINXIANG REN
3. Applicant address 227 Bellevue Way NE #295 Bellevue WA 98004
4. Applicant telephone (425) 444-9903 fax (425) 453-7107 e-mail lilysfu@gmail.com
5. Agent telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net

This is a proposal to initiate a site-specific Comprehensive Plan Amendment proposal ☒ (Go to Block 1)
This is a proposal to initiate a non site-specific Comprehensive Plan Amendment proposal ☐ (Go to Block 2)

BLOCK 1

Property address and/or 10-digit King County parcel number 1114 Bellevue Way SE Bellevue, WA 98004 (0524059227)

Proposed amendment to change the map designation from existing SF-H to proposed MF-M

Site area (in acres or square feet) 8276

Subarea name Southwest Bellevue Subarea

Last date the Comprehensive Plan designation was considered 1996 SW Bellevue Subarea Plan

Current land use district (zoning) R-4

Is this a concurrent rezone application? ☒ Yes ☐ No Proposed land use district designation R-15

Go to **BLOCK 3**

Community Council: ☒ N/A ☐ East Bellevue

BLOCK 2

Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in strike-out/underline format. Attach additional pages as needed.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):

Last date the Comprehensive Plan policy or text was considered / / .

Go to **BLOCK 3**

COMPREHENSIVE PLAN AMENDMENT CONCURRENT REZONE

Comprehensive Plan Amendment (AC): Applications will be accepted from December 1 through January 31 for the immediately following year.

Concurrent Rezone (LQ): A change in the land use district classification (zoning) applicable to the property being considered for a site-specific Comprehensive Plan Amendment. A concurrent rezone may only be submitted together with a proposal for a CPA.

APPLICATION DOCUMENTS: Submit the document copies specified for your application type. Proposals for site-specific CPA applications may be submitted with or without a concurrent rezone application. Use the concurrent rezone column only if you are submitting a rezone application together with a proposed CPA.

Initial for waiver		Comprehensive Plan Amendment Initiating Application	Concurrent Rezone
	This Chart	1	
	Application	1	
	"Bill To" Form	1	
6/11 N/A	Verification of Ownership		1
	Narrative Description addressing Threshold Review Decision Criteria ^A		1 ^B
NA written by applicant later	Environmental Checklist or Previous Environmental Review ^C	3 copies of the Checklist; if previous determination has been made, 3 copies of all DNS materials or draft/final EIS. Studies supplemental to the Checklist (e.g., soils, traffic, wetland, hydrologic) are typically required as well. Include Supplemental Sheet #28 for Nonproject Action.	
6/11 N/A	Noticing Requirements	See Footnote D	See Footnote E
	Subarea Map with Property Identified	5	
	Metes & Bounds Legal Desc.		1
NA	Other Requirements	If a predevelopment conference was held, submit 1 copy of letter.	
	Fees	Permit Processing provides current fee information (425-452-4898). Fees are due at submittal and may be due at issuance and/or in monthly billings.	

(over)

**BLOCK 3**

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

The proposed amendment will make it happen for high-quality, high-density residential multi-family redevelopment of the three parcels (shown in Exhibits 1, 2 and 3) along with other adjacent MF parcels. As shown in Exhibit 4, Parcel 1108 and 1110 are zoned MF-M, and Parcel 1124 MF-L while our subject parcels are zoned SF-H. These parcels are distinctively within the same subdivision boundary (i.e. one block east of Bellevue Way SE.), and use the same access driveway. The proposed CPA is credible and legitimate as it is consistent with the SW Bellevue Subarea Plan Vision to revitalize the SW neighborhood along Bellevue Way corridor, and will serve its land use goal by providing for land use patterns and densities which minimize the conflict between zoning and existing land use. With distinctive boundary and border between SF and MF, the proposed parcels will serve more reasonable land development due to economies of scale. With local and regional transit services within walking distances, the proposed CPA will utilize public transportation more efficiently. In addition, it will enhance the visual appearance and create a sense of community as is compatible with the residential setting.

Go to **BLOCK 4****BLOCK 4a**

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

The proposed CPA consistently meets 20.30I.140 Threshold Review Decision Criteria A through G. Particularly in E, the proposed amendment addresses significantly changed conditions since the last time the 1996 SW Bellevue Subarea Plan was introduced. The SW Plan anticipated that historically changed condition will make it successful for high-quality high-density residential redevelopment to serve Bellevue Way Transit Corridor and create a sense of community; and in G the proposed CPA not only consistently implements the City of Bellevue Comprehensive Plan for site-specific amendment proposals particularly along the eastside of Bellevue Way Corridor, but also supports credible residential redevelopment, as well as King County Planning Policies, State Growth Management Act and federal law.

BLOCK 4b complete this section only for a site-specific concurrent rezone

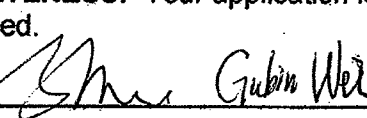
Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

The proposed rezone MF-M meets 20.30A.140 Rezone Decision Criteria A through E. A and B are clearly addressed in Block 3. C) The rezone is warranted because it's appropriate for reasonable development of the subject properties (economies of scale); D) It will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and E) the rezone will bring about neighborhood renovation and public welfare to the community as a whole.

I have read the Comprehensive Plan and Procedures Guide ☒

NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant



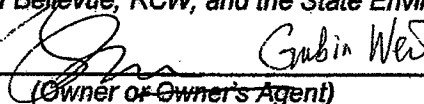
Date

1/11/2011

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.

Signature



(Owner or Owner's Agent)

Date

1/11/2011

CITY OF Bellevue

EXHIBIT 1:

City of Bellevue: Zoning Report

1112 BELLEVUE WAY SE



City Zoning Information

Bellevue Comp Plan	MF-M ()
Bellevue Comp Plan	SF-H ()
Bellevue Zoning	R-4 ()

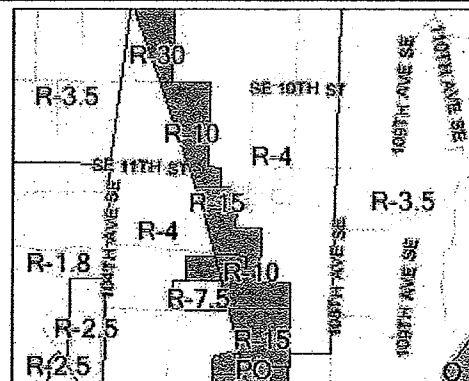
Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

King County Assessments Information

Appraised Land Value	\$404,000
Appraised Improvement Value	\$20,000
Total Value	\$424,000

City Tax Lot Information

Section:	5
Quarter Section:	NW
Township ID:	24
Range:	5
Approximate Lot SqFt	8,276
Approximate Lot Acres	0.190348



Legend

CITY OF Bellevue

EXHIBIT 2:
No Site Address

City of Bellevue: Zoning Report



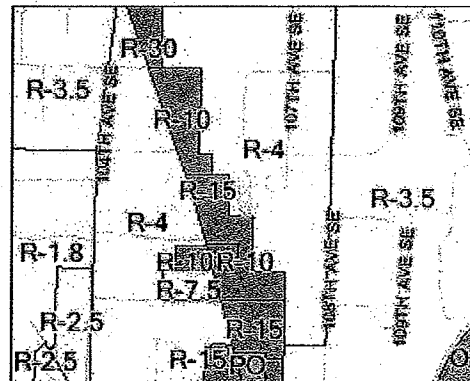
City Zoning Information

Bellevue Comp Plan **SF-H** ()
Bellevue Zoning **R-4** ()

Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

King County Assessments Information

Appraised Land Value	\$1,000
Appraised Improvement Value	\$0
Total Value	\$1,000



Legend

City Tax Lot Information

Section:	5
Quarter Section:	NW
Township ID:	24
Range:	5
Approximate Lot SqFt	4,200
Approximate Lot Acres	0.0966

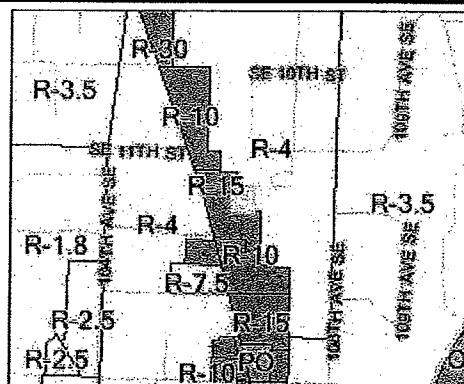


City of Bellevue: Zoning Report



Bellevue Comp Plan	MF-L ()
Bellevue Comp Plan	MF-M ()
Bellevue Comp Plan	SF-H ()
Bellevue Zoning	R-10 ()
Bellevue Zoning	R-4 ()

Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

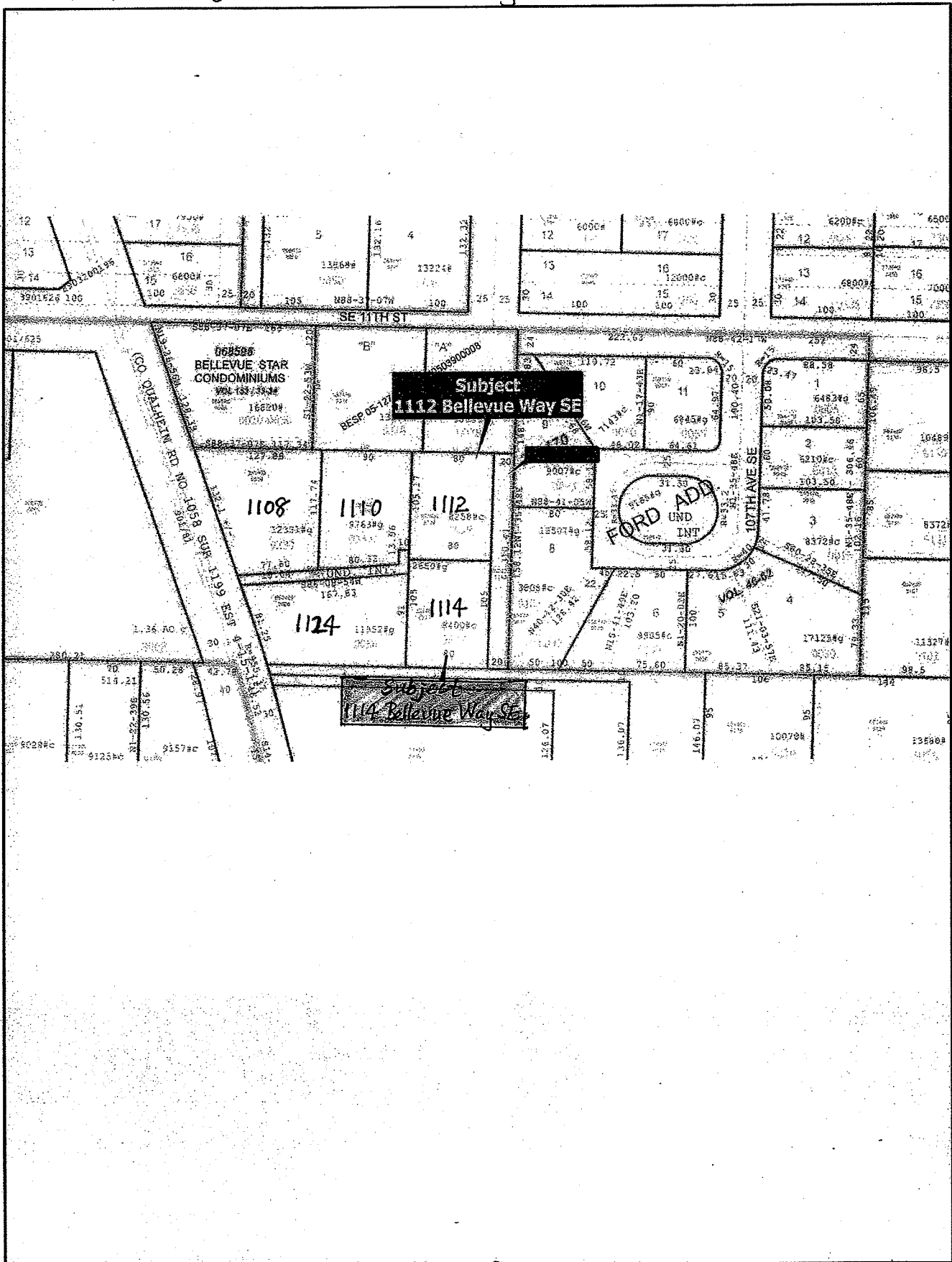


Appraised Land Value	\$404,000
Appraised Improvement Value	\$20,000
Total Value	\$424,000

Section:	5
Quarter Section:	NW
Township ID:	24
Range:	5
Approximate Lot SqFt	8,276

Legend

EXHIBIT 4: Subject Parcels and Boundary



ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). ..

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: JINXIANG REN, GUBIN WEI, LILY FU

Proponent: JINXIANG REN, GUBIN WEI, LILY FU

Contact Person: JINXIANG REN

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 827 102nd Ave, SE Bellevue, WA 98004

Phone: 425-830-2161

Proposal Title: REN-FU CPA (Bellevue Way SE 1112-1114)

Proposal Location: 1112 Bellevue Way SE, Bellevue, WA 98004; 1114 Bellevue Way SE, Bellevue, WA 98004
(Street address and nearest cross street or intersection) Provide a legal description if available.

Parcel #: 0524059229; 0524059183; 0524059227
Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Site-specific Comprehensive Plan Amendment proposal with a concurrent rezone application from SF-H(R-4) to MF-M(R-15).
2. Acreage of site: $0.190348 + 0.0966 + 0.190348 = 0.477296$ (Acres)
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): N/A
8. Proposed land use: land use district designation R-15 (MF-M)
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other: None

Estimated date of completion of the proposal or timing of phasing: One year Comprehensive Plan Amendment Process with concurrent rezone from Jan 1, 2011 to December 31, 2011

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Redevelopment of the three parcels from SF-H(R-4) to MF-M(R-15) residential units.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

1996 Southwest Bellevue Subarea Plan.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

None.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☒ Land Use Reclassification (rezone) Map of existing and proposed zoning Exhibits 1-4.
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other
- b. What is the steepest slope on the site (approximate percent slope)?

- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source

of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

2. AIR

N/A

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

3. WATER

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

N/A.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A.

c. Water Runoff (Including storm water)

N/A

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

4. Plants

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☐ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A.

c. List threatened or endangered species known to be on or near the site.

N/A.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☐ Birds: hawk, heron, eagle, songbirds, other:

☐ Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

d. Proposed measures to preserve or enhance wildlife, if any:

No.

N/A

6. Energy and Natural Resources

N/A

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

7. Environmental Health

N/A

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

(1) Describe special emergency services that might be required.

(2) Proposed measures to reduce or control environmental health hazards, if any.

b. Noise

N/A

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

(3) Proposed measures to reduce or control noise impacts, if any:

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Mixed SF and MF residential land use.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

~~Two~~ Two single-family houses are 53 years old.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

R-4.

f. What is the current comprehensive plan designation of the site?

SF-H.

g. If applicable, what is the current shoreline master program designation of the site?

Unknown

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

N/A.

j. Approximately how many people would the completed project displace?

N/A.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

proposed CPA has a concurrent rezone application from R-4 to R-15 to be compatible with existing land uses.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

N/A

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- b. What views in the immediate vicinity would be altered or obstructed?
- c. Proposed measures to reduce or control aesthetic impacts, if any:

11. Light and Glare

N/A

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?

- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light or glare impacts, if any:

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
None.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
No.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None.
- c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Bellevue Way SE.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
N/A.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
N/A.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
N/A.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A

- g. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes. SF-H to MF-M with increase residential density or more residents to demand more public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

Date Submitted Jan 12, 2011

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please contact the Development Services reviewer in the Permit Center (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing-impaired: Dial 711 (Telecommunications Relay Service)..

1. How would the proposal be likely increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal will result in new and high quality, high density residential redevelopment, which will have City inspection and monitoring process under city ordinance; therefore, it would not likely to increase discharge to water; emissions to air; productions, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are: Not applicable.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed parcels are currently occupied by old single family housing units with a couple of trees on the side and easement with grass and bushes. The proposal would not be likely to affect plants at minimum, but not animals, fish; or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: the trees would be protected according to the city ordinance. Others are not applicable.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would not be likely to deplete energy or natural resources as it will be residential redevelopment based on existing land, which is currently occupied by housing units.

Proposed measures to protect or conserve energy or natural resources are: Not applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection—such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal would not be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection – such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands.

Proposed measures to protect such resources or to avoid or reduce impacts are: Not applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal would not be likely to affect land and shoreline use, and it would not be likely to allow or encourage land or shoreline uses incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are: Not applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal would be likely to increase demands on transportation or public services and utilities due to increasing residential density. It would provide positive benefits for more efficient use of public transit services along Bellevue Way Transit Corridor.

Proposed measures to reduce or respond to such demand(s) are: Public transportation would be encouraged for access through pedestrian-friendly design for walking and biking to bus stops; Travel demand management would be promoted in the new redeveloped neighborhood. Public services and utilities are within the City of Bellevue infrastructure range, which would not likely to cause extra impact of reconnection to services and utilities except for some capacity increase, therefore, connection fees and impact fees will be paid for the increased public services and utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are not any identifiable conflicts with local, state, or federal laws or requirements for the protection of the environmental, which could be caused by the proposal.

Attachment B

Memorandum of Understanding	
To:	City of Bellevue Planning Commission
From:	Jinxiang Ren
CC:	Nicholas Matz, Senior Planner Paul Ingrham, Comprehensive Planning Manager
Date:	May 5, 2011

RE: Proposal for High-Quality High-Density Residential Redevelopment - Draft JXR Planned Unit Development

We are the owners or the owners' agents representing the properties located at the addresses (1-14) as shown on Figure 1 and Table 1.

This memorandum of understanding informs the city of Bellevue Planning Commission of our plan to jointly redevelop these property parcels into high-quality high-density residential units - most likely Planned Unit Development (PUD). There will be many benefits to the City of Bellevue for our joint residential redevelopment, including but not limited to the following:

- A sense of whole community redevelopment rather than spot redevelopment or infill redevelopment;
- Economy of scale for residential redevelopment along eastside of Bellevue Way SE;
- Compatibility with other existing adjacent high-quality high-density residential PUD setting;
- Development of consolidated access points to minimize conflict with through traffic on Bellevue Way SE (currently 7 access points to Bellevue way);
- Open space and landscaping as an integrated part of the project rather than an isolated element;
- Harmonious and appropriate design, character, and appearance with the existing or intended character of development in the immediate vicinity of the subject properties; and
- Consistencies with the city Comprehensive Plan and the 1996 Southwest Bellevue Subarea Plan.

At this planning stage, we as a neighborhood group would like to gain full support from the city staff, Planning Commission and City Council. This memorandum of understanding is endorsed by the owners or the owners' agents as shown in Table 1 of next page.

SmartZone Communications Center

jxr99int@comcast.net

± Font size -

FW: PUD

From : Joe Kennedy - AAA Properties
<joe@aaaproperties.net>

Fri Apr 29 2011 12:43:00 AM

Subject : FW: PUD

To : jxr99int@comcast.net

Hi Jin:

This was from Bob and meant for you.

Joe

From: Robert Mooney [mailto:robertjmooney@yahoo.com]

Sent: Thursday, April 28, 2011 11:30 PM

To: pcr99int@comcast.net

Cc: joe@aaaproperties.net

Subject: PUD

Joe Kennedy has forwarded your meeting agenda regarding the PUD.

I believe your plan would have significant benefits for that part of Bellervue.

While I would most likely agree to the plan, I am reluctant to incur any significant expense to bring it to fruition. This position is created by the high building value to land area on my property. Some of the properties have a low building value and relatively larger land area, and those properties will receive more benefit. Although it gets a bit complicated, a formula for fairly sharing expenses could be developed using assessed building values and land area for the properties.

I'll be coming to Seattle June 20--leaving September 7. I will travel some of that time. I'll send you my phone number after I get a US phone. Meanwhile, I check my email every day.

Bob Mooney

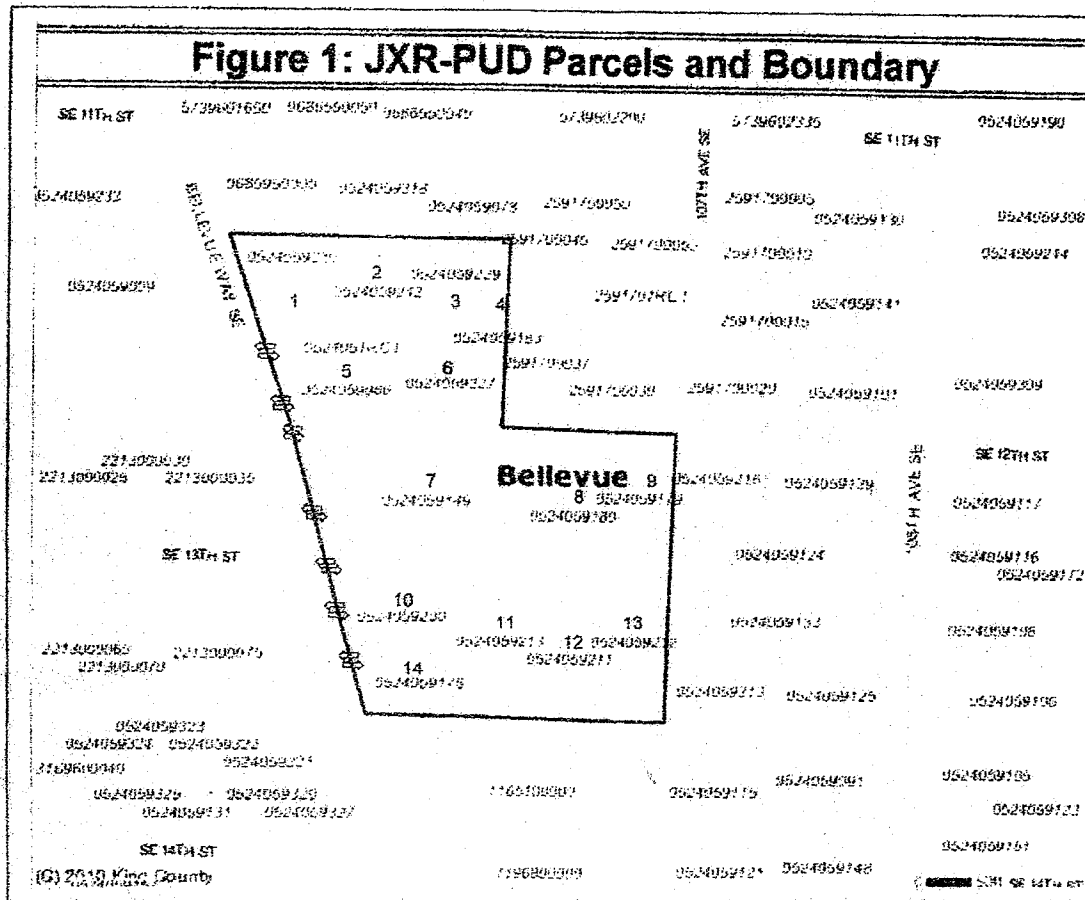


Table 1: Property Information Regarding JXR Planned Unit Development

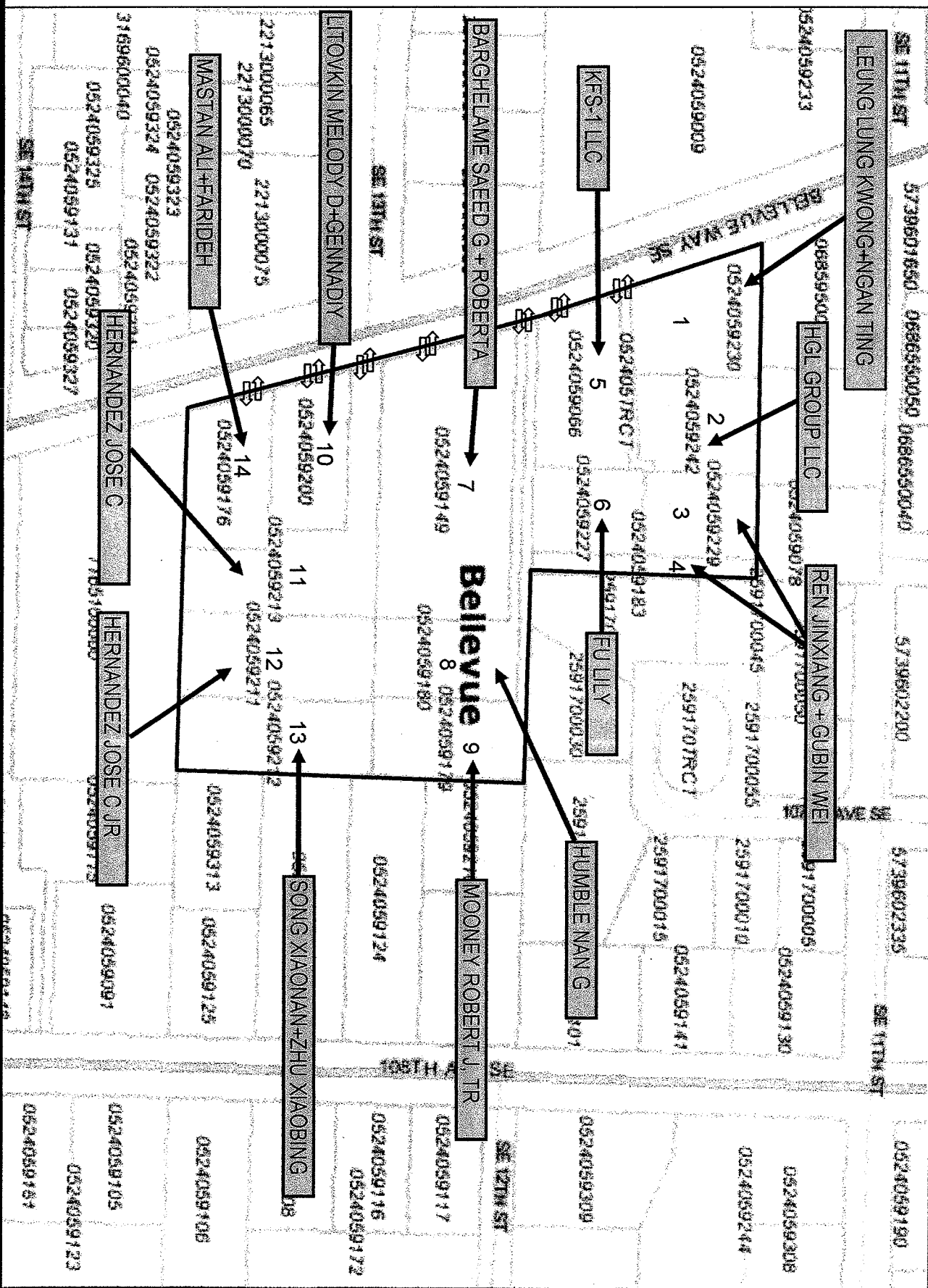
ID	Owner	Owner's Agent	Address	Parcel Number	Year Built	Lot Square Feet	% Sqr Total	Zoning	Signature
1	LEUNG LUNG KWONG-KYAN TING		108 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0230	1959	12,197	7.0%	15	<i>[Signature]</i>
2	PSI GROUP LLC		110 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0242	1959	9,583	5.9%	15	
3	SIRIV JIRAKANG + GUSH WEI		1102 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0229	1958	6,276	4.7%	4	<i>[Signature]</i>
4	REN JINMANG + GUENYMB		NO ADDRESS	052405-0193		4,290	2.4%	4	<i>[Signature]</i>
5	KPS-4 LLC	IVY SHAN	1124 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0065	1914	11,761	6.7%	10	<i>[Signature]</i>
6	FULLY	JINKING PEN	1114 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0227	1958	6,276	4.7%	4	<i>[Signature]</i>
7	BARGHEI AME SAIED G + ROBERTA		1220 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0145	1921	30,927	17.7%	10	<i>[Signature]</i>
8	PUMBLE NANG		1134 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0190	1952	12,632	7.2%	4	<i>[Signature]</i>
9	SMOONEY ROBERT L, TR		1138 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0179	1952	14,374	8.2%	4	<i>[Signature]</i>
10	LUTCHER MELBOY D - GENNAGY		1300 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0200	1974	6,712	5.0%	10	<i>[Signature]</i>
11	HERNANDEZ JOSE C		1312 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0213	1955	16,988	9.7%	10	<i>[Signature]</i>
12	HERNANDEZ JOSE C JR		1314 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0211	1955	14,374	8.2%	4	
13	SONG MAONAN + ZHJ MAOBING		1316 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0212	1955	12,068	7.5%	4	
14	MASTANAL + FARDEN		1318 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-0176	1952	9,583	5.9%	10	
				TOTAL		174,951	100%		
						4.02 Acres			

Table 1: Draft Proposal for JXR-Planned Unit Development (4/25/2011)

ID	Owner	Owner's Agent	Address	Parcel Number	Year Built	Property Lot Square Feet	% SQF Total	Current Zoning
1	LEUNG LUNG KWONG-HING TING		1108 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059230	1959	12,197	7.0%	15
2	HGL GROUP LLC		1110 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059242	1959	9,583	5.5%	15
3	REN JINXIANG + GUBIN WEI		1112 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059229	1958	8,276	4.7%	4
4	REN JINXIANG + GUBIN WEI		NO ADDRESS	0524059183		4,200	2.4%	4
5	KFS-1 LLC	IVY SHAN	1124 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059066	1914	11,761	6.7%	10
6	FULLY	JINKINAG REN	1114 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059227	1958	8,276	4.7%	4
7	BARGHELA SAEED G + ROBERTA		1220 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059149	1921	30,927	17.7%	10
8	HUMBLE NAN G		1134 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059180	1952	12,632	7.2%	4
9	MOONEY ROBERT J, TR		1138 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059179	1952	14,374	8.2%	4
10	LITOVKIN MEL ODY D-GENNADIY		1300 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059200	1974	8,712	5.0%	10
11	HERNANDEZ JOSE C		1312 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059213	1955	16,988	9.7%	10
12	HERNANDEZ JOSE C JR		1314 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059211	1955	14,374	8.2%	4
13	SONG XIAONAN+ZHU XIAOBING		1316 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059212	1955	13,068	7.5%	4
14	MASTAN ALI+FARIDEH		1310 BELLEVUE WAY SE, BELLEVUE, WA 98004	0524059176	1952	9,583	5.5%	10
			TOTAL			174,951	100%	
						4.02 Acres		

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Figure 1: JXR-PUD Parcels and Boundary



Attachment C

20.30I.140 Threshold Review Decision Criteria

The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and
- B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.30I.130.A.2.d; and
- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and
- D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and
- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

LUC 20.50.046 Significantly changed conditions. Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and
- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or
- H. State law requires, or a decision of a court or administrative agency has directed such a change.

(ii) Consideration of Geographic Scope

Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly-situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics...